

# **EXHIBIT A**

Borrower/Client	LYNN WILLIAMS			File No.	WILLIAMS-777
Property Address	282 HAMPDEN ROAD				
City	UPPER DARBY	County	DELAWARE	State	PA
Lender	N/A			Zip Code	19082-4807



## Date of Valuation

9/26/2011

282 HAMPDEN ROAD  
AS RECORDED IN DEED  
UPPER DARBY, PA 19082-4807

For

LYNN WILLIAMS

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## FROM:

ADVANTAGE APPRAISAL SERVICES  
PO BOX 980  
SOUTHAMPTON PA. 18966

Telephone Number:

Fax Number:

**INVOICE**

## INVOICE NUMBER

WILLIAMS 777

## DATE

9/26/2011

## REFERENCE

Internal Order #: WILLIAMS 777

Lender Case #:

Client File #:

Main File # on form: WILLIAMS-777

Other File # on form:

Federal Tax ID:

Employer ID:

## TO:

LYNN WILLIAMS

Telephone Number:

Fax Number:

Alternate Number:

E-Mail:

## DESCRIPTION

Lender: N/A Client: LYNN WILLIAMS  
Purchaser/Borrower: N/A  
Property Address: 282 HAMPDEN ROAD  
City: UPPER DARBY  
County: DELAWARE State: PA Zip: 19082-4807  
Legal Description: AS RECORDED IN DEED

## FEES

## AMOUNT

Full Appraisal

0.00

SUBTOTAL

0.00

## PAYMENTS

## AMOUNT

Check #: Date: Description:  
Check #: Date: Description:  
Check #: Date: Description:

PAID IN FULL AT THE TIME OF INSPECTION

SUBTOTAL

THANK YOU FOR YOUR BUSINESS

TOTAL DUE

\$

0.00

# RESIDENTIAL APPRAISAL SUMMARY REPORT

Entered 11/06/13 16:12:17 Desc

Property Address: 282 HAMPDEN ROAD  
County: DELAWARE Legal Description: AS RECORDED IN DEED  
City: UPPER DARBY State: PA Zip Code: 19082-4807  
Assessor's Parcel #: 16-03-00796-00  
Tax Year: 2011 R.E. Taxes: \$ 2,903.00 Special Assessments: \$ 0.00 Borrower (if applicable): N/A  
Current Owner of Record: LYNN WILLIAMS Occupant: ☒ Owner ☐ Tenant ☐ Vacant ☐ Manufactured Housing  
Project Type: ☐ PUD ☐ Condominium ☐ Cooperative ☒ Other (describe) RESIDENTIAL HOMES HOA: \$ ☐ per year ☐ per month  
Market Area Name: UPPER DARBY Map Reference: 8100 C3 Rnd McNally Census Tract: 4004.01  
The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)  
This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective  
Approaches developed for this appraisal: ☒ Sales Comparison Approach ☐ Cost Approach ☐ Income Approach (See Reconciliation Comments and Scope of Work)  
Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe) STANDARD FEE SIMPLE RIGHTS  
Intended Use: THE INTENDED USE OF THIS REPORT IS DETERMINE THE FAIR MARKET VALUE FOR THE SUBJECT PROPERTY.  
Intended User(s) (by name or type):  
Client: LYNN WILLIAMS Address: 282 HAMPDEN ROAD UPPER DARBY PA 19082  
Appraiser: JOHN J FLANNERY Address: PO BOX 980 SOUTHAMPTON PA 18966  
Location: ☐ Urban ☒ Suburban ☐ Rural  
Built up: ☐ Over 75% ☒ 25-75% ☐ Under 25%  
Growth rate: ☐ Rapid ☒ Stable ☐ Slow  
Property values: ☐ Increasing ☒ Stable ☐ Declining  
Demand/supply: ☐ Shortage ☒ In Balance ☐ Over Supply  
Marketing time: ☒ Under 3 Mos. ☐ 3-6 Mos. ☐ Over 6 Mos.  
Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends):  
PROPERTY VALUES HAVE BEEN STABLE TO SLIGHTLY DECLINING. MORTGAGES ARE READILY AVAILABLE IN THE 4-9.5% RANGE FOR LONG TERM FINANCING. IF PRICED COMPETITIVELY MARKETING TIME IS IN THE 0 TO 6 MONTH RANGE. MARKET CONDITION ADJUSTMENTS WILL BE APPLIED IF JUSTIFIED.  
Dimensions: 18.00 X 76.25 Site Area: 1,373 Sq.Ft.  
Zoning Classification: RESIDENTIAL Description: RESIDENTIAL 2 STY  
Zoning Compliance: ☒ Legal ☐ Legal nonconforming (grandfathered) ☐ Illegal ☐ No zoning  
Are CC&Rs applicable? ☐ Yes ☒ No ☐ Unknown Have the documents been reviewed? ☐ Yes ☒ No Ground Rent (if applicable) \$ N/A  
Highest & Best Use as improved: ☒ Present use, or ☐ Other use (explain) THE SUBJECT USE IS RESIDENTIAL WHICH IS THE HIGHEST AND BEST USE AT THE TIME OF INSPECTION.  
Actual Use as of Effective Date: RESIDENTIAL DWELLING Use as appraised in this report: RESIDENTIAL DWELLING  
Summary of Highest & Best Use: THE HIGHEST AND BEST USE IS RESIDENTIAL. AS COMPARED TO OTHER USES WHICH APPEAR NOT TO BE FINANCIAL FEASIBLE. IN THE SUBJECT'S MARKET PLACE RESIDENTIAL USE IS IN CONFORMITY.  
Utilities Public Other Provider/Description  
Electricity ☒ ☐ PUBLIC  
Gas ☒ ☐ PUBLIC  
Water ☒ ☐ PUBLIC  
Sanitary Sewer ☒ ☐ PUBLIC  
Storm Sewer ☒ ☐ PUBLIC  
Off-site Improvements Type Public Private  
Street MACADAM ☒ ☐  
Curb/Gutter CONCRETE ☒ ☐  
Sidewalk CONCRETE ☒ ☐  
Street Lights OVERHEAD ☒ ☐  
Alley REAR ☒ ☐  
Topography MOSTLY LEVEL  
Size AVERAGE  
Shape SLIGHTLY IRREGULAR  
Drainage AVERAGE  
View AVERAGE  
Other site elements: ☒ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☒ Other (describe) STANDARD  
FEMA Spec'l Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone X FEMA Map # 42045C0109F FEMA Map Date 11/18/2009  
Site Comments: THE SITE WAS FOUND TO BE TYPICAL IN SIZE, SHAPE, AND UTILITY. NO ADVERSE EASEMENTS, ENCROACHMENTS OR OTHER ADVERSE CONDITIONS NOTED AT THE TIME OF INSPECTION.  
General Description  
# of Units 1 ☐ Acc. Unit  
# of Stories 2 STORY  
Type ☒ Det. ☒ Att. ☐ ATT  
Design (Style) ROW  
☒ Existing ☐ Proposed ☐ Und. Cons.  
Actual Age (Yrs.) 70+ YRS  
Effective Age (Yrs.) 25  
Exterior Description  
Foundation CONC/STN /A  
Exterior Walls BRICK/STN/AV  
Roof Surface ASPH/AV  
Gutters & Dwnspts. ALUMINUM/A  
Window Type VIN/ALUM/AVG  
Storm/Screens ALUMINUM/A  
Foundation Slab NONE  
Crawl Space NONE  
Basement FULL BSMNT  
Sump Pump ☐ NONE  
Dampness ☐ NONE  
Settlement SOME  
Infestation NONE  
Basement ☐ None  
Area Sq. Ft. 612  
% Finished 55  
Ceiling JOIST/DW/  
Walls DW/CONC  
Floor CONC/CRPT  
Outside Entry NONE  
Heating Type HW  
Fuel GAS  
Cooling WALL UNIT  
Central  
Other  
Interior Description  
Floors HARDWOOD /AV  
Walls DW/PANEL/AVG  
Trim/Finish WOOD/AVG  
Bath Floor VINYL /AVG  
Bath Wainscot FIB/ CERT/AVG  
Doors WOOD/ AVG  
Appliances  
Refrigerator ☒  
Range/Oven ☒  
Disposal ☐  
Dishwasher ☒  
Fan/Hood ☒  
Microwave ☐  
Washer/Dryer ☐  
Attic ☒ None  
Stairs ☐  
Drop Stair ☐  
Scuttle ☐  
Doorway ☐  
Floor ☐  
Heated ☐  
Finished ☐  
Amenities  
Fireplace(s) # NONE  
Patio REAR  
Deck NONE  
Porch FRONT  
Fence REAR  
Pool NONE  
Woodstove(s) # NONE  
Car Storage ☒ None  
Garage # of cars ( Tot.)  
Attach.  
Detach.  
Blt.-In  
Carport  
Driveway 1  
Surface CONCRETE  
Finished area above grade contains: 6 Rooms 3 Bedrooms 1 Bath(s) 1,224 Square Feet of Gross Living Area Above Grade  
Additional features: THE SUBJECT OFFERS AN ADEQUATE 100 AMP CIRCUIT BREAKER, AN ADEQUATE HOW WATER SYSTEM.  
Describe the condition of the property (including physical, functional and external obsolescence): THE SUBJECT'S STYLE AND DESIGN CONFORM WITH THE SURROUNDING NEIGHBORHOOD. THE SUBJECT NEEDS NO MAJOR REPAIRS. NO EXTERNAL OBSOLESCENCE WAS NOTED. FUNCTIONAL OBSOLESCENCE WAS NOT OBSERVED. THE OVERALL CONDITION OF THE SUBJECT IS AVG. WITH AVG BUYER APPEAL. THE SUBJECT'S IS MAINTAINED BUT OLDER THROUGH OUT. THE NEED MINOR REPAIRS EXTERIOR CONCRETE, EXTERIOR PAINTING, REAR DOOR WINDOW, PLUS SOME COSMETICS.

## RESIDENTIAL APPRAISAL SUMMARY REPORT

File No. WILLIAMS-777 Page #3

Entered 11/06/13 16:12:17 Desc

File No.: WILLIAMS-777

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): ACCORDING TO PUBLIC RECORDS THE SUBJECT HAS NO PRIOR SALES OR TRANSFERS IN THE LAST 36 MONTHS

1st Prior Subject Sale/Transfer  
Date: 9/21/2004  
Price: 94,900  
Source(s): PUB RECORD

2nd Prior Subject Sale/Transfer  
Date: N/A  
Price: N/A  
Source(s): N/A

Analysis of sale/transfer history and/or any current agreement of sale/listing: THE PRIOR SALE OF THE SUBJECT IS NOTED AND APPEARS TO BE A STANDARD TRANSFERS

**SALES COMPARISON APPROACH TO VALUE (If developed)** ☐ The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	282 HAMPDEN ROAD UPPER DARBY, PA 19082-4807	230 KINGSTON ROAD UPPER DARBY, PA 19082	226 AVON ROAD UPPER DARBY, PA 19082	529 HAMPDEN ROAD UPPER DARBY, PA 19082
Proximity to Subject		0.22 miles	0.22 miles	0.23 miles
Sale Price	\$ N/A	\$ 68,000	\$ 60,000	\$ 65,000
Sale Price/GLA	\$ /sq.ft.	\$ 53.50 /sq.ft.	\$ 44.48 /sq.ft.	\$ 62.26 /sq.ft.
Data Source(s)	PUB RECORD	PUB RECORD	PUB RECORD	PUBLIC RECORD
Verification Source(s)	MLS/INSPECT	MLS	MLS	MLS
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION + (-) \$ Adjust.	DESCRIPTION + (-) \$ Adjust.	DESCRIPTION + (-) \$ Adjust.
Sales or Financing	N/A	CONVENTIONAL	CASH	FHA
Concessions		NONE NOTED	NONE NOTED	NONE NOTED
Date of Sale/Time	N/A	7/19/2011 CL	7/22/2011 CL	8/9/2011 CL
Rights Appraised	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE
Location	AVERAGE	AVERAGE	AVERAGE	AVERAGE
Site	1,373 Sq.Ft.	1,200 SF	1,200 SF	1,120 SF
View	AVERAGE	AVERAGE	AVERAGE	AVERAGE
Design (Style)	ROW	ROW	ROW	ROW
Quality of Construction	AVERAGE	AVERAGE	AVERAGE	AVERAGE
Age	70+ YRS	84+ YRS	83+ YRS	79+ YRS
Condition	AVERAGE	AVERAGE	AVERAGE	AVERAGE
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	6 3 1	6 3 1	6 3 1	6 3 1
Gross Living Area	1,224 sq.ft.	1,271 sq.ft.	1,349 sq.ft.	1,044 sq.ft.
Basement & Finished	FINISHED	UNFINISHED	FINISHED	FINISHED
Rooms Below Grade	BASEMENT /BATH	BASEMENT	BASEMENT	BASEMENT
Functional Utility	AVERAGE	AVERAGE	AVERAGE	AVERAGE
Heating/Cooling	GHW/ NO CA	GHW/ NO CA	GHW/ NO CA	GHW/ NO CA
Energy Efficient Items	STANDARD	STANDARD	STANDARD	STANDARD
Garage/Carport	NO GARAGE	1 CAR GARAGE	1 CAR GARAGE	1 CAR GARAGE
Porch/Patio/Deck	PORCH /PATIO	PORCH/PATIO	PORCH/DECK	PORCH/PATIO
DAYS ON MARKET	N/A	66 DOM	54 DOM	73 DOM
KITCHEN	MODERN	UPDATED	MODERN	MODERN
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 3,500	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 1,375	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 3,200
Adjusted Sale Price of Comparables		\$ 64,500	\$ 58,625	\$ 68,200

Summary of Sales Comparison Approach ALL COMPARABLES ARE CONFIRMED CLOSED SALES. THE SALES USED ARE ALL LOCATED IN THE IMMEDIATE MARKETING AREA AND ARE CONSIDERED RELIABLE INDICATORS OF VALUE AND THE BEST AVAILABLE AT THE TIME OF INSPECTION. ADJUSTMENTS HAVE BEEN APPLIED IN A MANNER REFLECTIVE OF A TYPICAL BUYER REACTION IN THIS MARKET (SEE ATTACHED ADDENDUM FOR ADDITIONAL COMMENTS.).

Indicated Value by Sales Comparison Approach \$ 64,000

GP RESIDENTIAL

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Form GPRES2 — "TOTAL for Windows" appraisal software by a la mode, inc. — 1-800-ALAMODE

3/2007

## RESIDENTIAL APPRAISAL SUMMARY REPORT

File No. WILLIAMS-777 Page #4 Entered 11/06/13 16:12:17 Desc

## COST APPROACH TO VALUE (if developed)

☒ The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):

THIS SECTION IS NOT APPLICABLE.

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW

Source of cost data: N/A

Quality rating from cost service:

Effective date of cost data:

Comments on Cost Approach (gross living area calculations, depreciation, etc.):

THIS SECTION IS NOT APPLICABLE.

## OPINION OF SITE VALUE

DWELLING

Sq.Ft. @ \$

= \$

Sq.Ft. @ \$

= \$

Sq.Ft. @ \$

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Sq.Ft. @ \$

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Sq.Ft. @ \$

= \$

Sq.Ft. @ \$

= \$

Garage/Carport

Sq.Ft. @ \$

= \$

Total Estimate of Cost-New

= \$

Less

Physical

Functional

External

Depreciation

= \$ ( )

Depreciated Cost of Improvements

= \$

"As-Is" Value of Site Improvements

= \$

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Case 13-00571-jkf Doc 1-1 Filed 11/06/13 Entered 11/06/13 16:12:17 Desc				
Borrower/Client	W/A			
Property Address	282 HAMPDEN ROAD			
City	UPPER DARBY	County	DELAWARE	State PA
Lender	N/A			Zip Code 19082-4807

Exhibit Page 7 of 11

THE SUBJECT IS LOCATED IN THE UPPER DARBY TOWNSHIP SECTION OF DELAWARE COUNTY AND IS COMMON AND TYPICAL TO OTHER SINGLE FAMILY DWELLINGS LOCATED IN THE NEIGHBORHOOD.

BECAUSE ACTUAL MEASUREMENT OF THE COMPARABLES IS NOT POSSIBLE AND NO RELIABLE PUBLIC DATA SOURCE IS AVAILABLE WHICH IDENTIFIES SQUARE FOOTAGE, THE GROSS LIVING AREA OF THE COMPARABLES IS ESTIMATED BASED UPON NORMAL APPRAISAL PRACTICES. TO COMPENSATE FOR PERCEIVED DIFFERENCES, AN ADJUSTMENT BASED UPON A \$15.00 PER SQUARE FOOT FACTOR HAS BEEN APPLIED. THIS FACTOR IS TYPICAL FOR THIS MARKET AREA.

PER MLS DATA COMPARABLE 1 KITCHEN IS SUPERIOR AS COMPARED TO THE SUBJECT PROPERTY, AS A RESULT AN ADJUSTMENT WAS WARRANTED TO REFLECT THIS CONDITION. ADJUSTMENTS HAVE BEEN APPLIED IN A MANNER REFLECTIVE OF A TYPICAL BUYER IN THIS MARKETPLACE.

PERSONAL PROPERTY WAS NOT INCLUDED IN THE ESTIMATE OF FAIR MARKET VALUE.

COMMERCIAL AND INDUSTRIAL USES ARE LOCATED IN THE SUBJECT'S NEIGHBORHOOD. THESE USES ARE TYPICAL OF SIMILAR NEIGHBORHOODS AND DO NOT AFFECT THE MARKET VALUE OR FUTURE MARKETABILITY OF THE SUBJECT.

VACANT LAND USES ARE LOCATED IN THE SUBJECT'S NEIGHBORHOOD, THESE USES ARE TYPICAL OF SIMILAR NEIGHBORHOODS AND DO NOT AFFECT THE MARKET VALUE OR FUTURE MARKETABILITY OF THE SUBJECT.

THIS IS A SUMMARY APPRAISAL REPORT WHICH IS INTENDED TO COMPLY WITH THE REPORTING REQUIREMENTS SET FORTH UNDER STANDARDS OF THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE FOR A SUMMARY APPRAISAL REPORT. AS SUCH, IT PRESENTS ONLY SUMMARY DISCUSSIONS OF THE DATA, REASONING, AND ANALYSES THAT WERE USED IN THE APPRAISAL PROCESS TO DEVELOP THE APPRAISER'S OPINION OF VALUE. SUPPORTING DOCUMENTATION THAT IS NOT PROVIDED WITH THE REPORT CONCERNING THE DATA, REASONING, AND ANALYSES IS RETAINED IN THE APPRAISER'S FILE. THE DEPTH OF THE DISCUSSION CONTAINED IN THIS REPORT IS SPECIFIC TO THE NEEDS OF THE CLIENT AND FOR THE INTENDED USE STATED IN THIS REPORT. THE APPRAISER IS NOT RESPONSIBLE FOR UNAUTHORIZED USE OF THIS APPRAISAL. THE APPRAISAL REPORT IS NOT A HOME INSPECTION REPORT AND SHOULD NOT BE RELIED UPON TO REPORT THE CONDITION OF THE PROPERTY BEING APPRAISED.

#### SCOPE OF THE APPRAISAL:

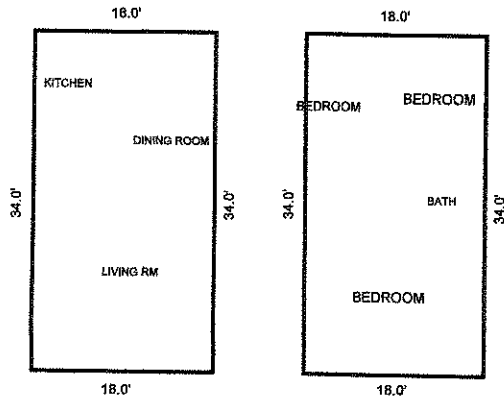
THE SCOPE OF THIS APPRAISAL ENTAILED THE GATHERING OF SITE SPECIFIC DATA; PERSONAL INSPECTION OF THE SITE AND IMPROVEMENTS; IDENTIFICATION OF THE PROPERTY RIGHTS BEING APPRAISED AND THE TYPE OF VALUE ADDRESSED; THE COMMUNICATION OF ALL FACTS RELEVANT TO THE SUBJECT PROPERTY; CONSIDERATION OF THE FACTORS AFFECTING VALUE; THE HIGHEST AND BEST USE; CONSIDERATION OF THE COST, SALES COMPARISON AND INCOME APPROACHES TO VALUE AND EXPLANATION AND APPLICATION OF THOSE METHODOLOGIES PERTINENT TO THIS ASSIGNMENT.

THE TYPE OF VALUE THAT WAS OBTAIN IS FAIR MARKET VALUE.,

#### SUMMARY OF MARKET DATA

SUBJECT DATA IS COLLECTED FORM STATEMENT OF THE CLIENT AND' OWNER, PUBLIC RECORD, AND MLS AS AVAILABLE. THE PHYSICAL INSPECTION INCLUDES OBSERVATION OF GENERAL BUILDING MATERIALS AND CONDITIONS FOR COMPARISON ONLY, BUT DOES NOT INCLUDE THE TYPE OF INVESTIGATION NORMALLY PERFORMED BY PROPERTY INSPECTOR, ENVIRONMENTAL ASSESSORS, PEST AND TERMITE INSPECTORS, AND OTHER SUCH EXPERTS. ANY SUCH PROBLEMS UNDISCLOSED TO THE APPRAISER ARE TO BE CONSIDERED CONDITIONS OF THIS REPORT, AND THE APPRAISER RESERVES THE RIGHT TO MODIFY THE VALUE OPINION UPON DISCOVERY OR DISCLOSURE.

Borrower/Client LYNN WILLIAMS				
Property Address 282 HAMPDEN ROAD				
City UPPER DARBY	County DELAWARE	State PA	Zip Code 19082-4807	
Lender N/A				



Sketch by Apex IV™

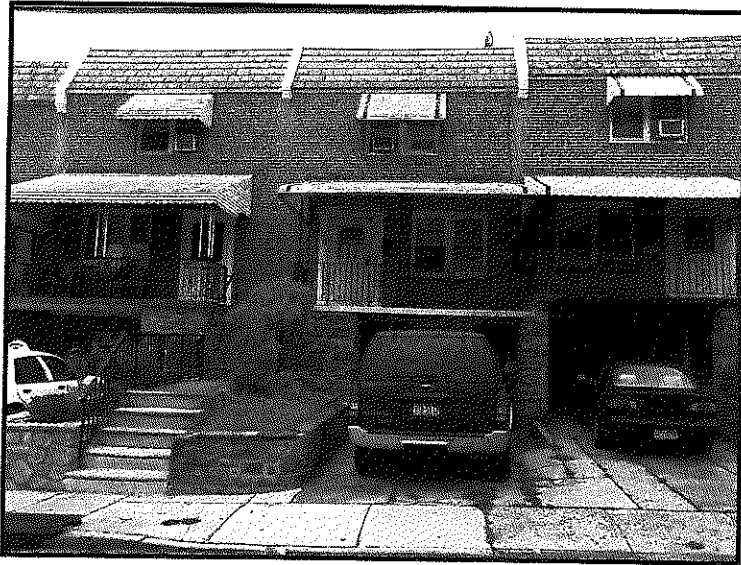
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	612.00	612.00
GLA2	Second Floor	612.00	612.00
TOTAL LIVABLE (rounded)			1224

LIVING AREA BREAKDOWN		
Breakdown	Subtotals	
First Floor		
18.0 x 34.0	612.00	
Second Floor		
18.0 x 34.0	612.00	
2 Calculations Total (rounded)	1224	

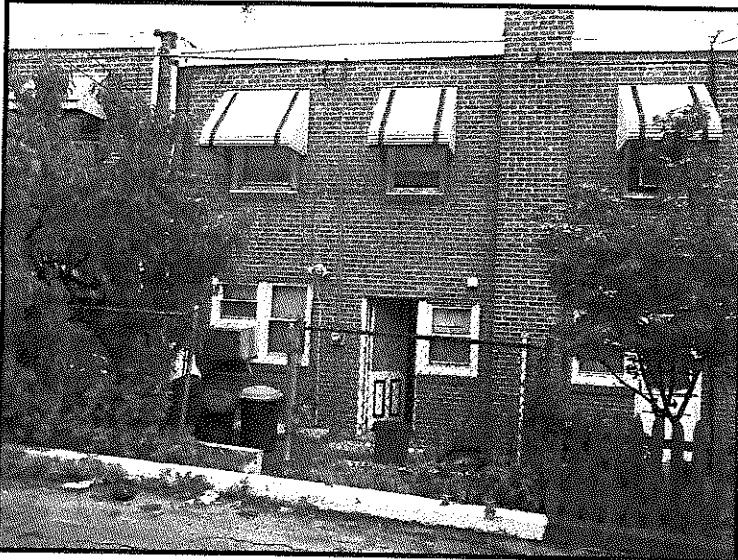


Borrower/Client	LYNN WILLIAMS		
Property Address	282 HAMPDEN ROAD		
City	UPPER DARBY	County	DELAWARE
Lender	N/A	State	PA
		Zip Code	19082-4807



### Subject Front

282 HAMPDEN ROAD  
 Sales Price N/A  
 Gross Living Area 1,224  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 1  
 Location AVERAGE  
 View AVERAGE  
 Site 1,373 Sq.Ft.  
 Quality AVERAGE  
 Age 70+- YRS



### Subject Side



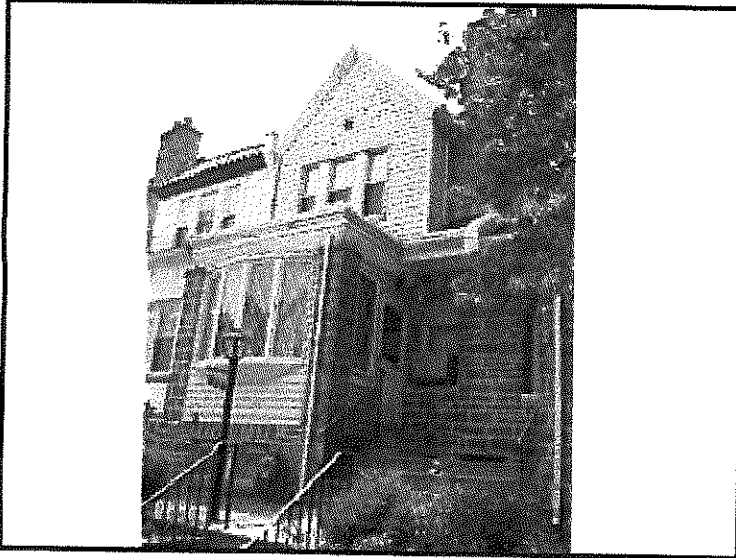
### Subject Street

Borrower/Client	LYNN WILLIAMS			
Property Address	282 HAMPDEN ROAD			
City	UPPER DARBY	County	DELAWARE	State PA
Lender	N/A			Zip Code 19082-4807



### Comparable 1

230 KINGSTON ROAD  
 Prox. to Subject 0.22 miles  
 Sale Price 68,000  
 Gross Living Area 1,271  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 1  
 Location AVERAGE  
 View AVERAGE  
 Site 1,200 SF  
 Quality AVERAGE  
 Age 84+- YRS



### Comparable 2

226 AVON ROAD  
 Prox. to Subject 0.22 miles  
 Sale Price 60,000  
 Gross Living Area 1,349  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 1  
 Location AVERAGE  
 View AVERAGE  
 Site 1,200 SF  
 Quality AVERAGE  
 Age 83+- YRS



### Comparable 3

529 HAMPDEN ROAD  
 Prox. to Subject 0.23 miles  
 Sale Price 65,000  
 Gross Living Area 1,044  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 1  
 Location AVERAGE  
 View AVERAGE  
 Site 1,120 SF  
 Quality AVERAGE  
 Age 79+- YRS

Borrower/Client LYNN WILLIAMS

Property Address 282 HAMPDEN ROAD

City UPPER DARBY

County DELAWARE

State PA

Zip Code 19082-4807

Lender N/A

